

**Patricia Treloar Testimony
in support of SB 4**

Thank you for the opportunity to express concerns very important to me to the people who can, literally, change my life and the lives of many others for the better. I am a senior citizen living in Middletown at the Stonegate Apartments. I strongly support the Cap the Rent bill before this committee.

Because I am on a fixed income with many costly medical responsibilities, I am acutely aware of how this bill would affect my life and the lives of people like me. It literally would mean the difference between staying in the home I made 10 years ago with my friends or to seek senior probably subsidized housing, which would probably be an end to my active life. I was a state employee working for many years with the most severely disabled adults with mental illness, and I continue to work with these individuals as a volunteer at my own expense and these expenses keep increasing. But the ever increasing price gouging by the new landlord here, Up Realty, which has taken aggressive steps to rid this building of senior citizens, is threatening my ability to stay here, pay my skyrocketing medical bills and continue to support the least able members of the community. Up Realty has no concern about community, neighbors or civic responsibility, because it is not part of this community or any community in this state where it manages rental properties. For support of this statement, see the public reporting on Wedgwood in Bloomfield. All of the tenants here are concerned about the declining services and with the basic upkeep and security of this place. The list of complaints are long, but not as great as the ever increasing rent charges. This out of state manager/landlord sees fit to reduce its own expenses at our expense and yet grasps for excessive rent from us seniors. None of this is "fair and equitable" as required by law.

Because of the uncertainty caused by Up Realty, its unbounded greed and its irresponsible treatment of tenants, I have put myself on the waiting list senior housing which have no vacancies and a wait time estimated to be a year or longer. I would like to stay here where I have lived for a decade. I have never missed a rent payment or caused any concern to the landlord. The expense and stress of a move, the loss of friends and the uprooting of my life would be very difficult. But I am faced with a landlord who has decided to increase rent beyond what is conscionable, evidently to dislodge the seniors living here. It is to stop this practice, that I strongly support the passage of this bill, but given the inequitable rent already extracted from us, I sincerely urge you to make the cap much lower.